

**ROUTH CRABTREE OLSEN, P.S.**  
3535 FACTORIA BLVD. SE, SUITE 200  
BELLEVUE, WA 98006  
TELEPHONE (425) 458-2121  
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Honorable Judge Samuel J. Steiner  
Chapter 7  
Hearing Location: Seattle  
Hearing Date: February 12, 2010  
Hearing Time: 9:30 am  
Response Date: February 5, 2010

IN THE UNITED STATES BANKRUPTCY COURT  
WESTERN DISTRICT OF WASHINGTON

In re:

No.: 09-18536-SJS

Ophello Simpao Canlas  
Ida Villa-Ignacio Canlas

Debtors.

ORDER GRANTING RELIEF FROM STAY  
To JPMorgan Chase Bank, National Association,  
as purchaser of the loans and other assets of  
Washington Mutual Bank, formerly known as  
Washington Mutual Bank, FA

This matter came before the Court upon JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA's motion for relief from stay. It appears for the reasons stated in the motion that the stay should be lifted as to enforcement of the deed of trust that is the subject of JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA's motion and further as to the property located at 10006 Linden Avenue North, Seattle, Washington 98133 ("Property") and legally described as set forth in the Deed of Trust attached as an exhibit to the motion. NOW, THEREFORE, IT IS HEREBY:

ORDERED that, pursuant to 11 U.S.C. § 362(d), the automatic stay is terminated as to JPMorgan Chase Bank, National Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known as Washington Mutual Bank, FA, its successors and

Order Granting Relief From Stay  
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1 assigns, so that it may pursue its state remedies to enforce its security interest in the Property and/or  
2 as to enforcement of the deed of trust that is the subject of JPMorgan Chase Bank, National  
3 Association, as purchaser of the loans and other assets of Washington Mutual Bank, formerly known  
4 as Washington Mutual Bank, FA's motion. Creditor, its successors and assigns, may, at its option,  
5 offer, provide and enter into any potential forbearance agreement, loan modification, refinance  
6 agreement or other loan workout/loss mitigation agreement and may contact the Debtor via telephone  
7 or written correspondence to offer such an agreement, which shall be non-recourse unless included in  
8 a reaffirmation agreement.  
9

10 IT IS FURTHER ORDERED that the order shall be effective immediately notwithstanding the  
11 provisions of F.R.B.P 4001(a)(3) and that the order shall be effective as to any chapter under which  
12 the present case may be converted absent further order of this court.  
13  
14

15  
16   
United States Bankruptcy Judge  
(Dated as of Entered on Docket date above)

17 Presented by:  
18 **ROUTH CRABTREE OLSEN, P.S.**

19 /s/Mark Moburg For WSBA #19463  
20 Melissa Williams Romeo, WSBA# 19463  
21 Attorneys for Creditor  
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